

SUMMARY REPORT
OF ACTION TAKEN AT THE JUNE 21, 2010 REGULAR MEETING OF THE
COTTONWOOD PLANNING AND ZONING COMMISSION

This summary is a statement of discussions and action taken by the Planning & Zoning Commission of the City of Cottonwood, Arizona, at their regular meeting, pursuant to A.R.S. § 38-431.02(D); and provided as required by A.R.S. § 38-431.01(D).

CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 6:00 p.m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Ed Kiyler, Chairman
Diane Lovett, Vice Chair

Raymond Cox
Robert Williams

Judd Wasden
Jake Gonzales

Staff Members Present

George Gehlert, Community Development Director
Leslie Wager, Administrative Coordinator/Recorder
Wes Ballew, Planner

CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Comments are limited to five minutes for each person.

No comments from the public.

APPROVAL OF MINUTES OF MAY 17, 2010

Motion: *Approve minutes from 5/17/2010 with three corrections made*

Made by: *Commissioner Cox*

Second: *Chairman Kiyler*

Vote: *Unanimous*

UNFINISHED BUSINESS

PCU 08-002 Transfer of a Conditional Use Permit for on-site processing of an existing slag pile. The facility would be located on a portion of a 12.25 acre parcel zoned CF (Community Facilities), just west of the Verde Valley Fairgrounds. The site also north of 89A between 6th and 12th Streets. APN: 406-42-097M. Owner: Verde Valley Fair Association; Agent: Tom Hurkett, Minerals Research & Recovery, Inc.

Motion: *To approve PCU 08-002 with the following stipulation:*

- 1. That any necessary amendments to associated agreements between the former applicant and the City of Cottonwood be*

subject to review and approval by the City Attorney and by the City Council.

Moved by: Vice Chair Lovett
Second: Commissioner Wasden
Vote: Unanimous Approval

NEW BUSINESS

CUP 10-014 Review and possible amendment to an existing Conditional Use Permit for a theme park and special event facility known as Blazin' M Ranch. The site is located on 6.83 acres, zoned AR-20 (Agricultural/Residential). The permit was first approved by Yavapai County in 1993, prior to annexation by the City of Cottonwood. The requested amendment would allow for on-site sale and consumption of liquor. The property is located at the north terminus of Mabery Ranch Road, approximately ¾ of a mile north of the intersection of North Main Street and North 10th Street. Address: 1875 Mabery Ranch Road. APN: 406-36-007M. Owner: Mabery Ranch Company LLC. Agent: Lori Mabery.

Motion: *To approve CUP 10-014 with the following stipulations:*

- 1. That the use comply with the site plan and letter of intent dated May 20, 2010.*
- 2. That the Use Permit shall be permanent and transferable with the applicant to notify staff in writing prior to transfer.*
- 3. That signage be limited to on-site directional and identification signage comprising one entry not to exceed twenty four (24) square feet in face area.*
- 4. That hours of operation to be limited to dawn to 12:00 A.M. and any amplified music outdoors cease at 10:00 P.M. Amplified music inside barn building to cease at 12:00 A.M.*
- 5. That site plan revisions concerning the overflow parking area be submitted for staff review and approval, prior to use of overflow area.*
- 6. That all outdoor lighting conform to the City's Lighting Code.*
- 7. That maximum number of people on site shall be limited to on-site parking limitations.*
- 8. That the parcel shall remain in its current configuration or larger to maintain on-site parking and to keep the Use Permit in full force and effect.*

Moved by: Commissioner Gonzales
Second: Vice Chair Lovett
Vote: Unanimous Approval

DR 10-015 Design Review associated with a proposed 7,278 sq. ft. Yavapai County Community Health Center to be located in an R-1 (Single Family Residential) zone, adjacent to the existing General Services building. Address: 51 Brian Mickelsen Parkway. APN: 406-42-184M. Owner: Yavapai County. Agent: Rennie Raddocia, Architect.

Motion: *To approve DR 10-015 with the following stipulations:*

- 1. That the request conforms to the site plans and elevations dated May 21, 2010.*
- 2. That all Code Review comments from May 11, 2010 be addressed.*
- 3. That the public water hookups associated with the cistern design be subject to review and approval by the City Utilities department.*

Moved by: Commissioner Gonzales

Second: Commissioner Wasden

Vote: Unanimous Approval

FP 08-021 Review of a condominium plat for a five-plex airplane hangar facility located on 1.02 acres zoned I-2 (Heavy Industrial) located in Cottonwood Airpark Tract I, Parts B and C. Address: 668 Airpark Road. APN: 406-08-068. Owner: City of Cottonwood. Applicant/Agent: Bob Backus/High Five Hangar Association.

Motion: *To approve FP 08-021 with the following stipulations:*

- 1. That the proposal conforms to the Final Plat dated May 6, 2010, as may be further modified by the Planning & Zoning Commission and by the City Council.*
- 2. That the plat proposal and associated lease agreement(s) also be approved by the City Council.*
- 3. That any required plat revisions be accomplished, subject to approval by the City Attorney, prior to recording the final plat.*
- 4. That the final plat be recorded within one(1) year of Council approval (as required by Code); followed by submittal of all other required documents (ADRE report, final CCR's, etc.).*

Moved by: Commissioner Gonzales

Second: Vice Chair Lovett

Vote: Unanimous Approval

DISCUSSION ITEMS

1. Update and possible discussion regarding the proposed Design Review Policy Manual. Discussion only, no action taken.
2. Discussion regarding future Airport development leases. Discussion only, no action taken.
3. Possible future work sessions. Currently there is no work sessions scheduled.

ADJOURNMENT

Chairperson Kiyler adjourned the meeting at 8:12 p.m.